

408, 55 Wolf Hollow Crescent SE
Calgary, Alberta

MLS # A2215717



\$300,000

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|-----------|------------------------------------|--------|------------------|
| Division: | Wolf Willow | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 603 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Titled | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|-------------|--|------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Membrane | Condo Fee: | \$ 283 |
| Basement: | - | LLD: | - |
| Exterior: | Metal Siding , Stone, Stucco, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan | | |

Inclusions: n/a

Welcome to elevated top-floor living in Bow 360! A boutique condo residence in the heart of Wolf Willow, steps from the Bow River, scenic trails, and Blue Devil Golf Course. This south-facing Junior 2-bedroom unit (ideal for a home office or guest room) offers park views, air conditioning, and incredible value in a thoughtfully designed layout. Enjoy year-round comfort with built-in A/C, Hunter Douglas motorized blinds, and the convenience of titled underground parking, 9-ft ceilings, quartz countertops, designer tile backsplash, custom cabinetry, and stainless steel appliances create a fresh, modern feel. The oversized island seamlessly connects the kitchen and living space, perfect for entertaining or relaxing at home. Step out onto your private, sun-filled balcony equipped with a gas line for easy barbecuing, and appreciate the ease of in-suite laundry. Built by Cove Properties, one of Calgary's most trusted multi-family builders, this home is still covered by Alberta New Home Warranty for added peace of mind. Just 5 minutes from shopping, restaurants, fitness studios, and major amenities, this move-in-ready home offers the perfect balance of nature, style, and city convenience.